

**TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes – Regular Meeting
Thursday, April 21, 2011, 7:00 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT**

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1. Call to Order & Roll Call

- ◆ **Meeting was called to order at 7:05 P.M.**
- ◆ **Regular Members Present:** Chester Morgan, Walter Mealy, Francis Kaplan, Charles Bardes, Victor Riscassi, Stanley Cohen and Daniel Sullivan.
- ◆ **Alternate Members Present:** William Roch
- ◆ **Staff Present:** Leonard Tundermann, Town Planner
- ◆ **Recording Secretary:** Leonard Tundermann

2. Administrative Actions/Requests

2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #6 "Other Business"

- ◆ **Charles Bardes, seconded by Walter Mealy moved a Motion to Adopt the Agenda dated April 20, 2011. Motion carried unanimously.**

2.2 Executive session with Town Attorney Harold Cummings to discuss a matter of pending litigation regarding property at 670 Dart Hill Road

- ◆ **Walter Mealy, seconded by Francis Kaplan moved a Motion to go into Executive Session to discuss a matter of pending litigation regarding property at 670 Dart Hill Road, to include Town Attorney Harold Cummings and Town Planner Leonard Tundermann, at 7:08 P.M. Motion carried unanimously.**
- ◆ **The Commission came out of executive session at 7:21 P.M. Daniel Sullivan, seconded by Charles Bardes moved a Motion authorizing the Town Attorney to execute a stipulation for judgment in the matter of Town of Vernon vs. Dart Hill Associates. Motion carried unanimously.**

2.3 Communications received NOT related to Agenda items

- ◆ **None**

2.4 Acceptance of Minutes

- ◆ **None**

3. Public Hearings

3.1 Application [PZ-2011-04] Key Hyundai for approval of a site plan modification for construction of a new service garage and new showroom and a special permit at #21 Hartford Turnpike (Assessor's ID: Map #1, Block #158, Lot/Parcels #2, 3B, 3C-1)

- ◆ **Leonard Tundermann, Town Planner read the Legal Notice into the Record:**

*Public Notice
Town of Vernon*

The Vernon Planning & Zoning Commission (PZC) will hold the following public hearings at its regular meeting at 7:00 PM on Thursday, April 21, 2011, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville / Vernon:

Application [PZ-2011-04] Key Hyundai for approval of a site plan modification for construction of a new service garage and new showroom and a special permit at #21 Hartford Turnpike (Assessor's ID: Map #1, Block #158, Lot/Parcels #2, 3B, 3C-1)

This PZC application is available for inspection by the public in the office of the Planning Department, Vernon Town Hall, 14 Park Place, Rockville, CT.

*Chester Morgan, Chairperson
Planning & Zoning Commission (PZC)*

- ◆ **Chris DeAngelis, P.E., referred to mounted plans B-1, C-7, SL-1B, C-1, C-2, C-3, C-4, C-5, and A-1, all with color highlighting, and to an April 20, 2011, memorandum to Leonard Tundermann to describe proposed additions and changes to the site.**
- ◆ **Mike Koslowski, Claris Construction, referred to mounted floor plans and architectural elevations to describe the proposed additions to the building.**
- ◆ **Jeff Merriam, owner of Key Hyundai, commented on management of chemicals at the dealership.**
- ◆ **Leonard Tundermann noted that the planned changes to the driveways would not be presented to the Vernon Traffic Authority until May 12; he recommended the public hearing be continued to May 19 to allow the Traffic Authority to comment.**
- ◆ **Walter Mealy, seconded by Francis Kaplan, moved a Motion to continue the public hearing to the May 19, 2011, meeting. Motion carried unanimously.**

The Commission recessed at 8:08 P.M. and reconvened at 8:15 P.M.

4. Old Business

4.1 Plan of Conservation and Development

- ◆ **Charles Bardes reported on the Special Meeting on April 14, 2011 to review suggested changes to the first draft of the Plan, at which Mayor McCoy presented his written and verbal comments. The handout distributed at tonight's meeting reflects in yellow highlighting changes made to the first draft and in blue highlighting suggested changes which constitute the second draft. The PZC will hold another special meeting on April 28, 2011, at 3:00 P.M. at the Senior Center to review the second draft.**

5. New Business.

5.1 Receipt of Applications:

- ◆ **None**

6. Other Business

6.1 Additional business to be considered should be introduced under PZC meeting agenda item “#2.2 Amendment/Adoption of Agenda” at the beginning of the meeting.

- ◆ **Chester Morgan requested that a requirement be instituted that any plans that have been amended must be accompanied by a memorandum outlining all changes made.**
- ◆ **Walter Mealy, seconded by Charles Bardes, moved a Motion that the PZC will no longer accept a revised plan unless accompanied by an explanation in the form of a memorandum or notation on the plan itself. Victor Riscassi offered a friendly amendment that listed revisions be specifically identified. The friendly amendment was accepted, and the motion carried unanimously.**

7. Adjournment.

- ◆ **Stanley Cohen, seconded by Francis Kaplen moved a motion to Adjourn. Motion carried unanimously.**
- ◆ **Meeting adjourned at 8:22 P.M.**

**Leonard Tundermann
Recording Secretary pro tempore**